

INTRODUCTION

Bell Cornwell LLP acts as planning consultant for Mr. Bruce Penny, the long standing owner of land to the south of Courtlands Lane. Land registry details (DN548773) show that Mr. Penny is the freehold owner of the site.

His land currently benefits from a draft allocation for 12 dwellings under reference Exmo_23. The land is currently in agricultural use.

Our client, therefore, has significant interest in the future local plan for the district. Against this background, the following comments are made on the draft policies within the East Devon Local Plan Regulation 19. Consultation.

CHAPTER 5. DEVELOPMENT IN THE TOWNS AND VILLAGES

Strategic Policy SD01: Exmouth and its development allocations

Mr Penny supports the allocation of Land to the South of Courtlands Lane (Exmo_23) for allocation which is land in Mr. Penny's control. The allocation as drafted states:

“This land, south of Courtlands Lane, will form a small-scale development on the northern side of Exmouth to accommodate around 12 new homes. The scheme will need to demonstrate how safe pedestrian access, avoiding on-road walking, will be achieved to surrounding and neighbouring areas.”

The objectives of this policy can be delivered, and the site is currently the subject of a planning application. The land is immediately available for development.

The wider technical work that underpins the promotion of the site – which has previously been submitted at regulation 18 stage demonstrates the following:

- A landscape led approach to design and layout - perimeter hedgerows retained with ecology buffers retained as required. Additional planting proposed to provide structural planting in the landscape as mitigation for development – see landscaping plan produced by landscape architect submitted at Reg.18 stage.
- Suitable and safe access is available to serve 12 dwellings - see accompanying transport report. Submitted at Reg.18 stage.

MR B PENNY

REPRESENTATIONS ON THE EAST DEVON LOCAL PLAN (2020 – 2042) REGULATION 19
CONSULTATION DRAFT (MARCH 2025) BY BELL CORNWELL LLP

- Housing can be delivered without harm to landscape character and the setting of nearby heritage assets.
- The client owns wider land holding (see location plan) and connectivity could be delivered to the Estuary Trail if required.
- The site is excellently located to benefit from public transport (bus services) at the end of Courtlands Lane which run frequently (every 15 minutes) between Exmouth and Exeter.

The proposed allocation is supported and justified, and we would ask officers to note that the current settlement boundary as drawn could comfortably provide for 12 dwellings. We would also ask officers to note that Mr. Penny has further land within its control that could be used for the other potential benefits, including additional housing.